

Issued: December 11, 2015

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 16, 2015
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: Jared Grise; Commissioners: Thomas Foley, Lisa Sadinsky; Michael Johnson, Brian Pudlik, ZEO and Secretary to ZBA
ABSENT: Don Neville, Todd Doyle, Josh Smilowitz, Angelo DiMatteo

#28-15 **4 Spring Lane** - Petition of T. Regan requesting a variance to section 177-20(D), Obstructions in yards. Requesting a variance to the requirement that fences forward of the building line be a maximum of 4 feet high and not more than half-solid, in order to legalize an existing six foot stockade fence installed forward of the building line, per plans submitted
R-10 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

1. The two primary reasons expressed by the applicant; safety and privacy, could be achieved with a combination of a zoning compliant fence and landscaping.
2. Due to the size of the subject property, denial of the variance does not deprive the applicant of its reasonable use.

VOTE: 0-5 Voting in favor: None
Opposed: Commissioners Doyle (sitting for Neville), Foley, Grise, Sadinsky and Smilowitz

Petition denied.

On the basis that your petition to keep the existing fence in place was denied, you are now under obligation to bring the fence into compliance. This must be completed by April 1, 2016. Please contact me at the number below to schedule an inspection of the property once the work is complete.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
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#29-15 55-57 Ardmore Road: Petition of W. Jordan requesting a variance to section 177-20, Obstructions in yards. Requesting a +/- 9 foot variance to the 24 foot side yard setback on the south side of the home for the expansion of a previously approved two-story porch under ZBA petition #42-11, per plans submitted
RM-3 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision on the original motion as amended, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The large side-yard setback requirements of the zone make any expansion of the home impossible

VOTE: 5-0; Voting in favor were Commissioners: Foley, Grise, Johnson (seated for Neville), Sadinsky and Smilowitz.

Opposed- 0

Petition unanimously approved.

#30-15 566A New Park Avenue - Petition of S. Sevimli for renewal of location approval for a Motor Vehicle Dealers/Repairers License for a period of five (5) years per plans on file.
IG Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the meeting, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Doyle. Commissioner Grise made a motion to amend the original motion such that the approval be granted for a period of (1) one year only on the basis that the applicant is a new operator at this location and is subleasing space for an existing operator; second by Commissioner Doyle: Vote 5-0 to amend original motion. In reaching its decision on the original motion as amended, the Board found the following conditions to exist:

1. This approval is granted for a period of (1) one years. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be:
 Monday-Friday: 9:00 a.m. - 7:00 p.m.
 Saturday: 9:00 a.m. - 6:00 p.m.

3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No junk vehicles shall be stored outside the building.
5. No discarded parts shall be kept outside the building.

VOTE: 5-0 Voting in favor were Commissioners Grise, DiMatteo (seated for Neville), Doyle (Foley recused), Sadinsky and Smilowitz
Opposed - None

Petition Unanimously approved

- Minutes of the regular meeting held Wednesday, July 15, 2015. (postponed from the October 21st ZBA meeting) (Motion/Foley; Second/Grise) unanimously approved 5-0
- Minutes of the regular meeting held Wednesday, September 16, 2015. (Motion/Sadinsky; Second/Grise) unanimously approved 5-0
- Minutes of the regular meeting held Wednesday, October 21, 2015. (Motion/Sadinsky; Second/Grise) unanimously approved 5-0
- Election of ZBA Officers for 2015 (postponed to next ZBA meeting)
- Approval of the 2016 ZBA calendar (Motion/Foley; Second/Sadinsky)(unanimously approved 5-0)
- Adjournment (Motion/Smilowitz; Second/Foley) unanimously approved 5-0) Meeting adjourned 7:45 pm.